

East Providence School Department

East Providence School Committee – Facilities Sub-Committee

East Providence City Hall – Room 306

Monday, June 6, 2016

The meeting was called to order at 6 pm by Nathan Cahoon.

Anthony Feola gave the following report on the status of Ongoing Projects.

Mr. Feola advised the sub-committee that Aspen's estimate for a thorough plumbing design review at East Providence High School is approximately \$50,000. This estimate includes approximately \$25,000 worth of design work related to water supply and drainage, and approximately \$25,000 of design work related to Heating, Ventilating and Air Conditioning (HVAC). The sub-committee discussed the merits of the design proposals, including a lengthy conversation on the value of such proposals given recent conversations with the city regarding the prospect of a new high school. Ultimately the sub-committee reached consensus, deciding to advise the School Committee to accept Aspen's proposal, and to have the plumbing design review completed."

The chiller for Waddington School will be shipped June 9th or 10th and is expected to be on site June 20th ready for summer school.

Mr. Feola recommended a change order for the recently installed doors at Martin Middle school doors due to safety concerns. While the current installation / configuration meets RIDE regulations, Mr. Feola suggests that switching the doors would increase student safety significantly. This would cost \$4,000. The facilities sub-committee agreed to raise this issue at the next school committee meeting on Tuesday, June 14.

The sidewalk project at Riverside Middle School is 99% complete. Mr. Feola and Mr. Barilla are working on a punch list with the contractor.

Mr. Feola reported on the condition of the whiteboards at the high school. The blackboards were painted with whiteboard paint last year. The cost to paint was significantly lower than replacing the blackboards with new whiteboards. Unfortunately, there is an issue with cleaning. They do not wipe entirely clean. Anthony and Peter are going to discuss the issue with Sherman Williams to see if there is a solution.

Lead testing. We are retaining Environmental Consulting and Management, a local East Providence company, to test the water fountains and kitchen sinks in all the schools. There are two methods for testing, First Pour versus Continuous Pour. First Pour is the more stringent method and is the one we will be using.

Water Fountains: The Facilities department has produced maps of all

the buildings and the locations of all the water fountains (bubblers). The fountains at the High School and Whiteknact are in the worst condition.

- There are only two fountains at Whiteknact and neither works well.**
- The High School has 18 fountains. Eight do not work at all and many of the remaining 10 barely function. Mr. Feola recommended to the sub-committee that they consider adding 3 fountains to the High School provided Facilities can access electrical due to the construction of the building.**
- Waddington has 7 fountains. Some have low pressure.**
- Silver Spring's fountains have sufficient water pressure. The fountains are not chilled.**
- Orlo has 3 fountains. All perform acceptably.**
- Martin has old porcelain fountains many of which do not work, particularly on the second floor.**
- Oldham has a brand new fountain.**
- Hennessey's fountains work well. Hennessy has several metal fountains.**
- Francis has 5. One is not working. One has low water pressure.**
- The CTC has one fountain with low water pressure. The others work well.**

Silver Spring parking lot. The estimate to repair the Silver Spring parking lot is 40-50K. That quote is for the top parking lot only. It accommodates 9-10 cars. This is one of our "shovel ready" projects. There was some discussion about granite versus concrete curbs.

Granite is more durable but also more expensive.

PreK Bathrooms at Martin Middle School: Mr. Feola sought approval to go out to bid on the bathroom project for the pre-K classrooms at Martin so that we have construction bids for next Tuesday. Architects have drawn up the plans. RIDE approved the current plan of two bathrooms with two toilets each. The cost so far is 30K for the architect and Jensen Hughes. The Drop Dead deadline is August 17 so that we are up and running for pre-kindergarten. Mr. Feola noted that the architects are working on the sewer line (it is collapsing). The sewer line has to be done in tandem with the bathroom construction because of the piping in the hallway.

Jensen Hughes: We are going to ask JH to come to the Tuesday, June 14th School Committee meeting. Mr. Feola recommends bringing Jensen Hughes on board for a period of time rather than individual projects. Mr. Cahoon stated his approval of this model. Mr. Feola raises the issue in part because we are developing shovel ready projects. If we have to go out looking for project managers every time we want to start a new project, we lose time. They are already on the Mass Pricing list.

Shovel Ready projects:

- Whiteknact fire alarm for next summer. We need drawings, water supply analysis etc. DUE in 2017.**
- Riverside Middle School sprinklers are due 2018.**

- **Riverside MS roof. It is leaking.**
 - **The old section on Kent Heights roof. A small portion but a shovel ready project without a high dollar amount which means we could submit multiple projects.**
 - **Silver Spring parking lot.**
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- **Martin Middle School. Has 10 compressors. Five out of the 10 are either completely non-functioning or on their way. These compressors are original to the building.**
- 1. How much to replace all 5? \$14K estimate**

Middle of the road bid is what the HVAC team is recommending. Mrs. Crowley asks will we be in the same place next year with the other 5 compressors. Mr. Feola says they are working at the moment.

School versus Hennessey. Re SMMA charged for ORLO versus Jensen Hughes. 92,500 in 2015. For fire alarm project, door project and life safety. JH billed us only \$10K for Hennessey which included all the drawings and all the meetings. SMMA just billed us another \$1000 for door meetings.

A million dollars. Doors were estimated to be \$350 but came in at a million.

SMMA re: Orlo estimated 249 and it came in at 300.

Jensen Hughes estimated 87 to 164 for Hennessey. Bid came in at 87 on the nose

We cannot break out the costs of SMMA for Orlo because their bills

aggregate billings for projects. SMMA is NOT on the MMA price list. Super says to put a contract with JH on the agenda as an Action Item.

Wish list of what we will be doing this summer:

Redoing room 146 at the high school. New program. EP Writing. Model classroom. Blended learning. High top tables. Couch. \$5,000 from Jon Carnevale.

Time out rooms.

Need to move some special needs classrooms at Waddington. Bathrooms may need some modifications.

Whiteknact has some classrooms that need renovations.

Tony Ferreira is requesting a list of summer projects and also wants to know what we have accomplished over the past 7 or 8 walkthroughs.

Riverside Ramp project is 100% done (except for a bracket) Tony F is comfortable paying the bill.

Bill list invoices.

Public comments.

The AC at martin, 2nd floor of the library. Very hot. 6th grade orientation. Anthony counters that this is why we are replacing five compressors.

Re: Dust and dirt. She was embarrassed to walk into 6th grade. Metal ceiling tiles. Kathy suggests that we could put them on the list.

At ORLO in the gym, when are those going to get cleaned. They are on the list counters Anthony.

What about painting classrooms. Kathy wants him to start at Whiteknact. New principal; Kathy has been listening to the teachers. Public comment – can't we get volunteers? Anthony says that didn't work out last time. Nate says it's a liability. Anthony also says it's a union issue.

Hennessey playground date is September 9th.

Respectfully submitted,

Nathan Cahoon, Chair of Facilities Sub Committee

***Notes by Lucy Maddock**